

FREESTANDING RESTAURANT

Northeast Corner - 23rd and East Union

1400 23RD AVENUE EAST • SEATTLE, WASHINGTON 98122



- Prime, High Exposure, Urban Location at the Northeast Corner of 23rd and East Union.
- Approximately 1,705 Square Foot Freestanding Restaurant Building and 13 Parking Stalls.
- Direct Access to Both Major Arterials at Signaled Intersection.

Demographics

Population (US Census Bureau 2011 Estimates)

1 Mile 39,832

3 Mile 153,898

5 Mile 354,472

Average Household Income (Census 2011)

1 Mile \$62,800

3 Mile \$73,932

5 Mile \$78,483

Traffic Count (2010)

Over 20,500 Vehicles per Day on 23rd Ave East

For Information Contact:

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The Subject property is located at a strategic commercial corner, in the path of a new wave of urban growth. Nearby developments include The Summit at Madison Park, at 23rd and Madison, with Safeway and 242 residential units, and the Trader Joe's project at 19th and Madison. Over 400 units of new apartment/condo development is planned within a quarter mile of the Subject. 92 residential units and 5,000 square feet of retail are proposed across the street from the Subject, at the southwest corner of 23rd and Union. Strong demographics, and a location both proximate to established markets and in the path of growth, make the Subject an excellent retail opportunity.

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